



CONFLUENCE

c o m p a n i e s

October 3, 2025

VIA EMAIL

Town of Castle Rock
Development Services
100 N. Wilcox St.
Castle Rock, CO 80104
Attn: Tara Vargish

RE: Request for Vacation of Right of Way

Ms. Vargish,

In connection with CD-Acme, LLC's site plan development application for The Brickyard, we hereby request that pursuant to Section 16.10.010 of the Castle Rock Municipal Code that portion of Prairie Hawk Drive described and depicted on Exhibit A to this letter (the "Vacation Parcel") be vacated by the Town of Castle Rock. As a result of the replatting of The Brickyard that creates a new right of way for Brickyard Circle and the road and infrastructure improvements to be made by CD-Acme, LLC as part of the site development plan, the Vacation Parcel is no longer useful or necessary to the Town. As shown on the new plat and the site development plan, the vacation of this right of way area will not deprive any adjacent property (or any portion of The Brickyard) of legal or physical access. Additionally, all necessary utilities and utilities easements are situated within that portion of the right of way not affected by this vacation.

Sincerely,



on behalf of CD-Acme, LLC

EXHIBIT A

DESCRIPTION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTA FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 767.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE **POINT OF BEGINNING**;
THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;
THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;
THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08°42'47" WEST A CHORD DISTANCE OF 254.56 FEET;
2) NORTH 01°56'42" WEST, A DISTANCE OF 445.70 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: PLS 6935, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED: PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1290 BROADWAY, SUITE 800
DENVER, CO 80203
303.643.6300



DESCRIPTION

RIGHT-OF-WAY
VACATION

PROJECT #: 200726
CHECKED BY: AWM
DRAWN BY: CD
SHEET NUMBER
1
1 OF 2

EXHIBIT A

